THIS INSTRUMENT PREPARED BY:
John D. Claybrook, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20120012159 DEEDWARR
Recvd: 02/17/12 15:45 4 pgs
Fees:23.00 Taxes:5087.50
20120217-0014309

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 17th day of February, 2012.

Notary Public

My Commission Expires:

7/6/15

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Acorn Properties, LLC c/o Kenneth L. Porter 1040 Acorn Drive, Suite C Nashville, TN 37210	SAME	Map 95-14 Parcel 114

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GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, J PARTNERSHIP, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto ACORN PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on Exhibit B attached hereto). All exhibits referred to herein are attached hereto and incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed on the 17th day of February, 2012.

J PARTNERSHIP

By: _____
James W. Spradley, Jr.
Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James W. Spradley, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing Partner of J Partnership, the within named bargainor, a Tennessee general partnership, and that he, as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as Managing Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of February, 2012.

_____
Notary Public

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Description of the Real Property

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Acorn Drive at Elm Tree Drive being Lot No. 45 as shown on the plan of Metropolitan Industrial Park, Section 37, as of record in Book 4595, Page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning, at a concrete monument in the easterly right-of-way line of Acorn Drive, said monument being N 08° 12' W, 290.00 feet from the centerline of Elm Hill Pike;

Thence, with said right-of-way line, N 08° 12' W 252.98 feet to a concrete monument;

Thence, leaving said right-of-way line with the southerly line of Metropolitan Industrial Park, Section 24, as of record in Book 4470, Page 16, said Register's Office, N 81° 48' E, 361.04 feet to an iron pin (set) in the westerly terminus of Jade Drive;

Thence, with said terminus S 10° 56' E, 36.51 feet to an iron pin (set);

Thence, with the westerly line of Elm Hill Acres, Section One, as of record in Book 2331, Page 67, said Register's Office, S 26° 11' E, 227.63 feet to an iron pin (set);

Thence, leaving said line with the northerly line of Metropolitan Industrial Park, Section Eight, as of record in Book 3842, Page 217, said Register's Office, S 81° 48' W, 433.06 feet to the point of beginning.

Being the same property conveyed to J Partnership, by deed from Carlyle/FR Investors, L.L.C., of record as Instrument No. 20001220-0124676, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 2012 Metropolitan Government taxes, a lien not yet due and payable.

2. Rights of parties in possession under unrecorded leases.

3. Matters shown on survey prepared by Cherry Land Surveying, Job No. 11263, dated January 31, 2012.

4. All matters shown on the plan of record in Book 4595, page 119, said Register's Office.

5. A 2.5' x 25' anchor easement affecting the southwest corner of said property as shown on the plan of record in Book 3842, page 217, said Register's Office.